Calendar No. 1120

100TH CONGRESS
2d Session

SENATE

REPORT
100-589

COMPLETION OF THE FACADES OF THE INTERNAL REVENUE SERVICE BUILDING

OCTOBER 6, 1988.—Ordered to be printed

Mr. BURDICK, from the Committee on Environment and Public Works, submitted the following

REPORT

[To accompany S. 2869]

The Committee on Environment and Public Works reports an original bill (S. 2869) to authorize appropriations for the completion of certain walls of the Internal Revenue Service building located in Washington, DC, and recommends that the bill do pass.

GENERAL STATEMENT

The Internal Revenue Service Building is located in the center of the Federal Triangle and is bounded on the north by Pennsylvania Avenue, the east by 10th Street, the south by Constitution Avenue, and the west by 12th Street. The purpose of this legislation is to authorize the completion of two facades of the IRS building. It has been estimated that completion of these facades will cost $6 million.

An addition was originally planned for the IRS building, to be constructed after the planned demolition of the neighboring Old Post Office. For this reason, two of the facades of the IRS building were never completed with the handsome limestone and classical detailing which typify other buildings on the Federal Triangle. However, the Old Post Office was not demolished but was renovated and is now a thriving commercial enterprise, featuring shops and restaurants.

A project will be undertaken soon to extend the retail space of the Old Post Office Pavilion into what is now the IRS courtyard. This project, which has been referred to as the "in-fill project," will necessitate closing the courtyard area to the public. Therefore, it has been suggested that this would be an ideal time to complete

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the facades of the Internal Revenue Service Building. If the facades are not completed in conjunction with the in-fill project, it will be necessary to close off the area once again when work commences on the facades. This would be more costly and would cause a great disruption and hardship not only to retailers who choose to locate in the in-fill project, but also to workers in the IRS and Old Post Office Buildings and pedestrians.

SECTION-BY-SECTION ANALYSIS

This bill contains only one section, which authorizes the appropriation of such sums as may be necessary for the completion of the existing external walls on 11th and 12th Street of the Internal Revenue Service Building, located at 1111 Constitution Avenue, NW, Washington, the District of Columbia.

COST OF LEGISLATION

Section 403 of the Congressional Budget and Impoundment Control Act requires each report to contain a statement of the cost of the reported bill prepared by the Congressional Budget Office. That statement follows:

U.S. CONGRESS,
CONGRESSIONAL BUDGET OFFICE,
Washington, DC, October 4, 1988.

Hon. QUENTIN N. BURDICK,
Chairman, Committee on Environment and Public Works,
U.S. Senate, Washington, DC.

DEAR MR. CHAIRMAN: The Congressional Budget Office has reviewed a bill to authorize appropriations for the completion of certain walls of the Internal Revenue Service Building located in Washington, D.C., as ordered reported by the Senate Committee on Environment and Public Works, September 23, 1988. CBO estimates the cost of this bill would be between $5 million and $6 million over fiscal years 1989 and 1990, assuming appropriation of the necessary sums.

This bill would authorize the appropriation of sums to enable the General Services Administration (GSA) to complete the building of two external walls of the Internal Revenue Service (IRS) building in Washington, D.C. The walls are currently unfinished brick and would be finished with granite or limestone. The 11th Street wall will also be extended, adding about 7,000 feet of office space to the building.

Based on discussions with GSA, CBO estimates that this bill would cost between $5 million and $6 million, including design and construction. Assuming appropriation of the relevant sums, these funds would be spent evenly over fiscal years 1989 and 1990. There would be no cost to state and local governments as a result of enactment of this bill.

This letter supersedes our previous one regarding this bill, which was dated September 30, 1988.

If you wish further details on this estimate, we will be pleased to provide them. The CBO staff contact is Marta Morgan, who can be reached at 226–2860.

Sincerely,

JAMES L. BLUM,
Acting Director.

ROLLCALL VOTES

Section 7(b) of rule XXVI of the Standing Rules of the Senate and the rules of the Committee on Environment and Public Works require that any rollcall votes are to be announced in reports accompanying legislation. During the Committee's consideration of this measure, no rollcall votes were taken. The bill was ordered reported on September 23, 1988, by voice vote.

EVALUATION OF REGULATORY IMPACT

Section 11(b) of rule XXVI of the Standing Rules of the Senate requires the Committee to evaluate the regulatory impact of the reported bill. This legislation has no new regulatory implications.

CHANGES IN EXISTING LAW

In compliance with paragraph 12 of rule XXVI of the Standing Rules of the Senate, the Committee reports that the bill makes no changes in existing law.

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Calendar No. 1144

100TH CONGRESS *2d Session* | SENATE | REPORT 100-597

AUTHORIZING THE DESIGN AND CONSTRUCTION OF A BUILDING FOR THE ENVIRONMENTAL PROTECTION AGENCY

OCTOBER 13 (legislative day, OCTOBER 12), 1988.—Ordered to be printed

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Mr. BURDICK, from the Committee on Environment and Public Works, submitted the following

REPORT

[To accompany S. 1425]

The Committee on Environment and Public Works to which was referred the bill (S. 1425) to authorize construction of a public building for the Environmental Protection Agency, having considered the same, reports favorably thereon with an amendment and recommends that the bill as amended do pass.

GENERAL STATEMENT

The headquarters offices of the Environmental Protection Agency (EPA) are currently in three separate locations, but the majority of its personnel are housed in leased space at the Waterside Mall, 401 M Street, SW, in Washington D.C. Nearly 6,000 EPA employees work at this location, which was recently declared a "sick building" by the agency's lead scientist on indoor-air quality. There have also been well documented reports of seriously inadequate security measures and maintenance at the Waterside Mall facility. The lease on this property expires in September 1992. In addition, a total of approximately 1,000 EPA employees are housed in leased space at the Crystal Mall in Arlington, Virginia, and the Marfair (or Fairchild) Building at 499 South Capitol Street, SW. These leases expire in February 1989 and March 1990, respectively.

It is important to begin planning now so that in 1992 the Federal Government will have options other than the renewal of the lease of the chronically unsatisfactory Waterside Mall building. The Committee feels strongly that the headquarters of the Environmen-

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tal Protection Agency should be consolidated in a safer and better designed and maintained building.

In addition, the Committee wishes to reduce the proportion of Federal employees housed in costly leased space. The General Services Administration's rental budget for fiscal year 1988 was approximately $1.2 billion. According to the agency's projections, the cost of leasing space will greatly accelerate over the next few years, as long-term leases are renewed.

The Senate Committee on Environment and Public Works has long supported housing agency headquarters in federally owned space. Since the creation of the Environmental Protection Agency in 1970, it has grown and become an integral part of our Government. Its mandate is equal in importance to that of any other department of the Federal Government; therefore, the Committee wishes to enable EPA ultimately to be housed in a federally owned building.

S. 1425 as introduced on June 25, 1987, authorized an appropriation of funds necessary for the design and construction of a building to house EPA which would not exceed 1.4 million occupiable square feet on a site to be determined within the boundaries of the District of Columbia. EPA remains in strong support of a District site, a position that was noted at the markup. Senators Mikulski and Warner successfully sponsored an amendment during Committee consideration of the bill to delete the phrase "within the boundaries of the District of Columbia". The amendment, which was adopted by a unanimous voice vote, will permit a metropolitan-wide D.C. area solicitation by GSA for this facility. GSA defines the D.C. area as the District of Columbia, Maryland, and Virginia.

The continuing resolution for fiscal year 1988, P.L. 100-202, which was signed by the President December 22, 1987, and which included the Treasury Department, Postal Service, and General Government Appropriations Act, directed the General Services Administration to submit to Congress a prospectus for acquiring by purchase or lease-purchase a building of not to exceed 1.4 million occupiable square feet for the Environmental Protection Agency in the Washington Metropolitan area. P.L. 100-440, the Treasury, Postal Service, and General Government Appropriations Act for Fiscal Year 1989, signed September 22, 1988, further refined the authority granted in the previous fiscal year's appropriation bill by waiving the requirements of the Anti-Deficiency Act in regard to the obligation of funds for the purchase or lease-purchase of a building for EPA. It is not the intention of the Committee on Environment and Public Works in favorably reporting S. 1425 to the Senate to debar the General Services Administration from using the authorities contained in P.L. 100-202 and P.L. 100-440 to obtain this needed facility for EPA by using either a lease-purchase or purchase method of acquisition.

In order to meet the housing requirements of EPA in a timely manner as leases on existing facilities expire, it is essential that all concerned work together in the spirit of constructive cooperation. To avoid further delay, the General Services Administration and the Environmental Protection Agency should work cooperatively to decide location, design, and other preconstruction decisions.

This fall the General Services Administration should commence a solicitation for offers. Alternative methods of acquisition are provided in current law.

SECTION-BY-SECTION ANALYSIS

This bill has only one section, which authorizes to be appropriated to the General Services Administration, from the fund established pursuant to section 210(f) of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 490(f)), funds necessary for the design and construction of a building to house the Environmental Protection Agency, which shall not exceed 1.4 million occupiable square feet, on a site to be determined.

HEARING

No hearing was held on S. 1425. However, during the Subcommittee on Water Resources, Transportation, and Infrastructure's June 17, 1987, hearing on fiscal year 1988 authorizations for the Public Buildings Service of the General Services Administration, the need for a new building to house the headquarters offices of the Environmental Protection Agency was discussed by Terence C. Golden, then the Administrator of the General Services Administration.

COST OF LEGISLATION

Section 403 of the Congressional Budget and Impoundment Control Act requires each report to contain a statement of the cost of the reported bill prepared by the Congressional Budget Office. That statement follows:

U.S. CONGRESS,
CONGRESSIONAL BUDGET OFFICE,
Washington, DC, September 29, 1988.

HON. QUENTIN N. BURDICK,
Chairman, Committee on Environment and Public Works,
U.S. Senate, Washington, DC.

DEAR MR. CHAIRMAN: The Congressional Budget Office has reviewed S. 1425, a bill to authorize construction of a public building for the Environmental Protection Agency, as ordered reported by the Senate Committee on Environment and Public Works, August 4, 1987. Assuming appropriation of the necessary amounts, CBO estimates that this bill would cost about $210 million between fiscal years 1989 and 1993. Between $25 million and $30 million per year in leasing costs would be saved, beginning in 1994 or later.

S. 1425 would authorize the appropriation of funds for the design and construction of a 1,400,000 square foot building to house the Environmental Protection Agency. Based on discussions with the General Services Administration, CBO estimates that the new building would cost about $210 million in total, assuming that GSA uses government-owned lands for the building. Of this, approximately $15 million in design costs would be required in fiscal years 1989 and 1990. The bulk of the funds, for building construction, would be required in fiscal years 1991 through 1993. Construction

would begin towards the end of 1990, and should take three to five years.

Currently, the EPA is housed in three buildings, with total annual lease costs of about $12 million. These leases are long-term leases at favorable rents that are due to expire over the next four years. If these leases are renegotiated at prevailing market rates, they are expected to cost between $25 million and $30 million per year. Under this bill, these leasing costs to the federal government would be eliminated when the EPA occupies the new building.

Enactment of this bill would not result in costs to state and local governments.

If you wish further details on this estimate, we will be pleased to provide them. The CBO staff contact is Marta Morgan, who can be reached at 226–2860.

Sincerely,

JAMES L. BLUM,
Acting Director.

ROLLCALL VOTES

Section 7(b) of rule XXVI of the Standing Rules of the Senate and the rules of the Committee on Environment and Public Works require that any rollcall votes are to be announced in reports accompanying legislation. This bill was ordered reported by a rollcall vote of 16–0.

EVALUATION OF REGULATORY IMPACT

Section 11(b) of rule XXVI of the Standing Rules of the Senate requires the Committee to evaluate the regulatory impact of the reported bill. This legislation has no new regulatory implications.

CHANGES IN EXISTING LAW

In compliance with paragraph 12 of rule XXVI of the Standing Rules of the Senate, the Committee reports that the bill makes no changes to existing law.

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